

BK 3720 PG 59 - 62 (4)

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Henderson County, North Carolina

William Lee King, Register of Deeds

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 1,000.00

Parcel Identifier No. 9568-77-9163

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Allen, Stahl & Kilbourne, 20 Town Mountain Road, Ste 100, Asheville, NC 28801

This instrument was prepared by: Peter U. Kanipe, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title examination performed by deed preparer. File: 104881.01

Brief description for the Index: \_\_\_\_\_

THIS DEED made this \_\_\_\_ day of May, 2021, by and between

GRANTOR

GRANTEE

**Savannah's on Main, Inc., a North Carolina corporation**

275 Fresnel Lane  
St. Augustine, FL 32095

**Gator Group Holdings, LLC, a North Carolina limited liability company**

36 Bluff Cove Road  
Weaverville, NC 28787

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Henderson County, North Carolina and more particularly described as follows:

SEE EXHIBIT A, INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1519, Page 545, Henderson County Registry

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

submitted electronically by "Allen, Stahl, & Kilbourne, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Henderson County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, and under or through Grantor, except for the exceptions hereinafter stated:

SUBJECT to easements, restrictions, rights of way(s) of record, and ad valorem taxes not yet due and payable.

(Signature Page Follows)

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

SAVANNAH'S ON MAIN, INC.

By:

Barbara Lucciola-Cokley, Pres. (SEAL)  
Barbara Lucciola-Cokley, President

State of FL - County of Duval

I, the undersigned Notary Public of the County and State aforesaid, certify that Barbara Lucciola-Cokley personally appeared before me this day as President of Savannah's on Main, Inc., a North Carolina corporation, and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed on behalf of said company.

Witness my hand and Notarial stamp or seal this 21<sup>st</sup> day of May, 2021.

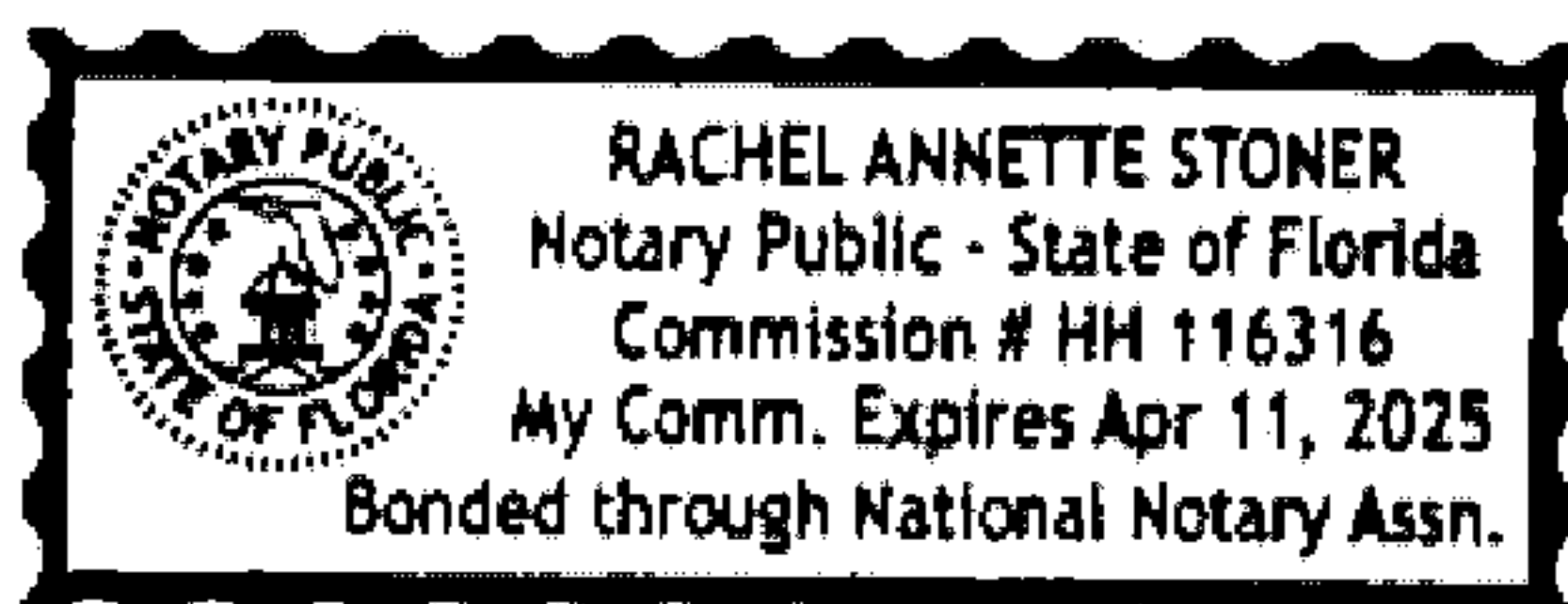
My Commission Expires:

April 11<sup>th</sup> 2025

(Affix Seal)

Rachel Annette Stoner Notary Public

Rachel Annette Stoner  
Notary's Printed or Typed Name



## EXHIBIT A

BEGINNING at a point in the western edge of the sidewalk serving Main Street Hendersonville, said point being located South 08 deg. 22 min. 28 sec. East 75.25 feet from the intersection of the southern margin of First Avenue West (a 50' right of way) and the western margin of Main Street above to referred and runs thence from said beginning point with the property as conveyed to Royce P. Thomas et al. (now or formerly) in Deed Book 522 at Page 639 of the Henderson County Registry South 82 deg. 08 min. 33 sec. West 140.00 feet to a monument set, thence South 08 deg. 22 min. 28 sec. East 25.00 feet to a monument set, thence South 08 deg. 22 min. 28 sec. East 25.00 feet to a monument set, thence with the property as conveyed to Stuart I. Rubin (now or formerly) as found in Deed Book 799 at Page 621 of the Henderson County Registry North 82 deg. 08 min. 33 sec. East 140.00 feet to a point in the western margin of the sidewalk serving Main Street, thence with said sidewalk North 08 deg. 22 min. 28 sec. West 25.00 feet to the point and place of BEGINNING.

Containing 0.08 acres located at 117 South Main Street, Hendersonville, NC according to a 7/97 survey by G. Marcus Brittain RLS, Job No. 97055.

There is excepted herefrom a 10' alley along the western line of the tract conveyed herein, as shown on the plat by G. Marcus Brittain above referred to.

Being all of that property conveyed in Deed Book 1519, Page 545 of the Henderson County Registry.